



City of Coatesville  
Meeting Minutes – 1 City Hall Place, Coatesville, PA  
Council Chambers  
Monday, June 27, 2022

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Council Present: President Lavender-Norris; Vice President Carmen Green, Councilwomen Charrisse Allen Councilwoman C. Arvilla Hunt; Councilwoman Khadijah Al Amin, Councilman Edward Simpson and Councilman Donald Folks

Council Absent:

Staff Present James Logan, City Manager; Charles Huston, Assistant City Manager; Robert Jefferson, Solicitor; Richard Troutman, Finance Department; Chief Jack Laufer, Police Department; Ruthann Mowday, Recording Secretary

An Executive Session was held earlier this evening to discuss personnel, real estate and legal matters.

### **Approved Minutes**

Mrs. Hunt made a motion to approve the June 13, 2022 meeting minutes; Mr. Folks seconded the motion. Motion passed 5-0.

### **Approval of Accounts Payables**

Mr. Folks made a motion to approve the accounts payables; Mrs. Hunt seconded the motion. Motion passed 5-0.

### **Presentations**

*President Lavender Norris entered the meeting at 7:48 pm and Mr. Simpson entered the meeting at 7:52 pm.*

#### **1. Pennsylvania American Water**

My name is Kyra Run. I'm a Senior Manager of Government and External Care for Pennsylvania American Water. Mr. Logan had asked me to join you all at one of your upcoming sessions to talk about the recent rate request filing that Pennsylvania American Water submitted to the Pennsylvania Public Utilities Commission. We wanted to go over that rate approval process, but also we have Joe Woodburn, who is our Operations Director, and Swan Lee, who's a manager of our Customer Compliance Group here as well, to answer any questions and give a quick overview about some investments that we've made in the City, but also about our customer assistance programs that we have available to City residents as well. I wanted to start about the rate filing and the rate request and that process high-level. The rates and our terms of service are regulated by the Public Utility Commission, and any request that we have submitted to them could in all, some, or part be approved by the Commission. Our initial request includes an investment of \$1.13 billion in water and wastewater investments and improvements throughout Pennsylvania, of which, again, some of those we'll talk about that are local here to the City of Coatesville. The Commission will spend the next several months reviewing our request in detail, and they will outline multiple opportunities for public input. That's one of the reasons that James thought it would be important for us to come this evening, is to kind of go over that process, share the opportunities, and in your packets that I left there on everyone's spot is one-page fact sheet - the first one there, the actual process for the Pennsylvania Public Utility Commission and the rate process, so I just wanted to point that out. But where we are now in that process is we are awaiting the procedural schedule to be determined by the Public Utility Commission, and

that's where we will find out when those public hearings will be and where, in addition, there will be evidentiary hearings, ability to do written tests and offer written testimony, and also to provide legal briefs if that's needed. So that process is, I think, really what would be important and beneficial for council and Mr. Logan to proceed, and I'm committed to get that to you as soon as the Public Utility Commission makes that public. Again, there will be public input hearings, and that is the opportunity for the public and utility customers to voice their concerns or support for any rate filing. So once the Public Utility Commission receives our initial request, which was at the end of April, they have nine months to review. It's a quite detailed, complex, and thorough process, and that's part of that. They go over the steps in detail. But from nine months from the end of April until early 2023, we expect to hear from the Public Utility Commission on their decision. And from there, those rates will go into effect as ordered by the Public Utility Commission shortly thereafter. So that is the kind of high-level overview of the process that we wanted to offer. If it's okay with you, I would ask Joe Woodward from our operations department to come up and go over some of the specific details of those investments.

My name is Joe Woodward. I'm the senior director of operations for Pennsylvania Water, Eastern PA. And thanks for having me this evening to talk about some of our infrastructure and some of the improvements we've made and plan to make here in the system. Let me start out by giving an overview of our current facilities that serve surrounding communities. We have a water treatment plant, Rock Run Water Treatment Plant. It has capacity 7 million gallons per day. That treatment plant has two sources of water. We have the Rock Run reservoir and also, we have an intake on the west branch of Brandywine Creek. We don't really use that that often, but our primary source of water is the Rock Run reservoir. And on the wastewater side, we have the Coatesville Wastewater Treatment Plant. The drainage capacity in that treatment plant is also 7 million gallons per day, but it's also capable of treating up to 22 million gallons per day during wet weather events that occur. And in this system, we have 222 miles of water main and 148 miles of wastewater sewer pipe. So that's what we maintain. This area and this infrastructure serve not only the city, but also surrounding communities as well. Infrastructure upgrading projects are not only an important investment in public health and safety, but they also help support economic health of the community served by Pennsylvania American Water. Some of the economic impact studies show that for every \$1 million invested in water infrastructure, upwards of 15 jobs are generated throughout the economy. Through its continued investments, Pennsylvania American Water's 2021/2022 infrastructure upgrade projects will support more than 3,700 jobs each year. In the years 2020 and 2021, these improvements in the Coatesville system cost over \$32 million. This work replaced aging infrastructure, prevented sewer backups and blockages, improved water quality, and replaced lead water service lines on the Coatesville site services. We also replaced a number of water storage facilities as part of this work as well. Some examples of these include, we are currently actively participating in the Fourth and Fleetwood Street train station relocation project which is ongoing. We've improved our leak detection service to increase surveillance of water leak detection equipment in Coatesville sewer units. Our Rock Run Water Treatment Plant upgrade that will help improve water treatment, process control, water distribution system reliability, and increase resiliency with new power generators and multiple booster pump stations and distribution systems. Improved disinfection treatment with installation of UV systems. Replaced and added new process control equipment to further optimize treatment efficiencies and designed to improve the quality of water. By doing this, we'll lower the disinfection byproducts which are cancer

causing. And so making these improvements increases the water quality and also the safety of the water. The UV system is being put in place. The UV system disinfects the water. And that's done through inactivating. They're two microorganisms that you'll be able to destroy that co-current chlorine. Disinfection is not treated. Wastewater treatment upgrade, that will help improve wastewater treatment process control, system reliability. And there's a fact sheet that you should have in your packets that was brought to you today that goes over a specific project and highlights the detail including several within the city limits. So this sheet talks about our capital investments made in the last three years throughout the area. And specifically, it goes back to specific streets that we replaced and a dollar associated with that and the specific project within the city. And the last thing I would like to address with council saving is some of the concerns surrounding odors that have periodically occurred over the years with the waste of our treatment plan. It's something that we want to take on head-on. Well, it's something we recognize. We've made significant investments in the coastal wastewater treatment plan, expand capacity beneath the growing needs of the community, meeting environmental compliance standards, address water issues that intermittently have impact may put on the facility. So a couple of projects that we've done in the last year to address odors of the treatment plan, it's included. We cover up to aerobic digesters. We've had tours out there. We had council people from south coast built in out and two good digesters. Their tanks to hold the slug. We put covers on those tanks to pull the motors in. We also put in a motor control system in. And there were also some complaints about where we load the slug in the trucks and take it away to landfills and land application that it was visible. We enclosed that building, so it was enclosed. Those improvements have made a difference in a cruel situation. We are not done. We are a big project this year. We're adding a third aerobic digester and another motor control system. It's going to be going out the big year probably within a couple of months. It's going to be a significant investment at the wastewater treatment plant to address odors. It's somewhere in the neighborhood of about \$8 million. And I will say we had an issue back in late February, early March-time frame where we know there were odors being emitted from the plant. We had equipment break. The airlines that feed these digestors that put air into the tanks prevent the tank from emitting odors. The line broke. That tank has actually been drained. It's been cleaned out. And we have actually [inaudible]. But we do recognize the factor in that time there were issues, and that's the reason why. But again, we know that we have work to do. We are addressing the situation. Some of the promise we made have made a difference in the current situation. Other than time, we had that positions back in late February, March. But, well, we're not done. We're looking at it. It's probably, again, about \$8 million capital improvement, not a third aerobic dilution and motor control system for these tanks are there. I'd be happy to answer any questions about infrastructure. And then I'm going to turn it over to my team to talk about customer programs that are available for customers.

Good evening everyone. My name is [inaudible] and I'm the senior manager for customer compliance. So, the first program I'll talk about is Pennsylvania American Water's Help to Others program that's been around for over 30 years. The Help to Others program is a great program. First, it offers grants to customers up to \$500 for water, another \$1,000 water for a customer receiving both water and [inaudible] water, so they eligible for up to about 1,000. To be eligible for this program, a customer has to be below 200% of the federal poverty level. Another common program is a bill discount program. The discount program offers 85% discount on the monthly service charge and a 10% discount wastewater charge. On wastewater, it offers a 30% discount on the total resource. So a customer could receive

approximately \$20 savings. Once the customer is part of the discount program, they're automatically eligible for conservation observation kits. Some of the programs available through the federal government are the low-income household Water assistance program. It's Pennsylvania's temporary emergency program that helps low-income families get water grants for water and wastewater with a maximum of \$2,500? for each. Another program is Pennsylvania Homeowners Assistance Fund, also known as PAHAF. It's administered by the Pennsylvania Housing Finance Agency, and it's for homeowners and the ERAP, the Emergency Rental Assistance Program, it's administered by account here. Looking back at the programs that the company offers, regardless of income, all residential customers are now looking for at least one installment plan on the outstanding balance. This allows an unpaid balance that you pay over an extended period of time. The budget billing program allows for similar bills each month that a customer can budget and their bill may adjust every three months. They're making efforts to also share this information directly with service providers to spread the word about each program's customer.

2. Steve Dobson – Status of Events Life Support

Chief Dobson announced he is here to update you on the status of the advanced life support and the departure of Medic 93 also known as Tower Direct. As of September 1st, they will no longer be in the city or responding to the city except for extreme circumstances. Washington Hose Company is working on upgrading their service from BLS (Basic Life Support) – bandages, oxygen, no iv's, no drugs, to an Intermediate Level which they can start iv's give certain drugs, not no heart medications or pain meds. They can give intermediate drugs. Vice President Green asked if they will still be servicing Chester County. Ms. Al Amin does this mean they won't service, Coatesville, South Coatesville, Valley or Caln. Chief Dobson replied that is correct, as of September 1<sup>st</sup>, they will no longer service this area. The Washington Hose Company expects to have Intermediate Level by the time Tower Direct leaves the area. As soon as they can, they will advance their services to the Advanced Level being paramedics. They are hoping it will be by September. They are having a few problems with the supply chain. Heart monitors are hard to get, hiring isn't easy. They are working with Representative Williams and that State to get their license quicker. There is Advanced Life Support paramedics available in Valley Township and West Caln Township. Downingtown is moving their Advanced Life Support to the Thorndale Fire Company. So, even if there isn't paramedic service in the City at the time of September 1, there will be outside services to help the public. A couple of things to consider is that we have Tower Direct in Resolution as a responder. That has to be changed so when 911 Center receives a call, it doesn't direct them to Honeybrook. We need to change that. After the primary is done by ADL which is GPS to the closest Advanced Life Support Unit will be coming after the Washies. Washies should be changed to the primary. Mr. Folks said Downingtown had one, who else in the area and the surrounding area has one. Parkesburg. Chief Dobson replied that Westwood has a paramedic at the Westwood firehouse in Valley Township and have one in the Wagontown Fire house in Valley Township. They will be the backups to when the Washington Service. Mr. Simpson asked what they do in the meantime. Vice President Green stated they are having a hard time getting equipment like heart monitors, the heart monitor itself isn't available. Where are they going to get that stuff? Chief Dobson explained that they have been contacting all vendors, Representative Williams and the State to find equipment. Vice President Green asked if it is a financial problem. Chief Dobson replied no, its logistics, the items are just not available. The drugs if ordered now will take

up to three months to come in. Mr. Simpson stated it is a financial issue, that they have given up on the City. It all comes down to cost.

Mrs. Hunt stated that it is sad that we are going in this direction. That we can't provide the care and needs for the care of the residents. Chief Dobson stated Washington Hose Company will still provide the basic life support and then when they are busy or out of town, the Fire Department goes and provides that service until an ambulance or a Paramedic is available. Mrs. Hunt asked what the time limit is for responses from the surrounding communities. Chief Dobson replied Westwood and Valley are five minutes. We are equipped for basic life support. Mr. Simpson said the Washington Hose Company doesn't have the Advanced Life Support System whether the paramedics right now. In a meeting with Tower Health, they basically said it came down to a money issue and that's why they are leaving the City. I understand that the Washington Hose Company is trying to get their Advanced Life Support System. You know, it seems like we're relying on a lot of the outer lying and our volunteer fire companies to provide this would it be something for the City of Coatesville to look into. Chief Dobson replied yes, it's something that we need to look into so that we ensure that we have those services. Vice President Green stated Tower Direct is not coming back to the City, is it because of the financials that they aren't coming in. Chief Dobson replied yes, they told us last week that when they transported somebody from the City of Coatesville prior to Brandywine because it was a Tower Direct Hospital and now they are going through a non-tower direct entity. They're services aren't free. Vice President Green stated and I'm saying if we have that-- if Tower Health has the capability already to do that it's just a matter of talking to them, doing the same thing. Mr. Logan explained that they have tried to negotiate with them. They are not in the negotiating position. Tower is a non-profit Organization that works for and basically Tower is telling them, we want you, and where you are going. Ms. Al Amin asked when Brandywine closed and the Tower paramedics, you know made the decision that they would service the city, at that point in time, I mean they knew that Brandywine was closed. They knew that they would have to transport to other hospitals so they knew that back then what makes it so different now. Vice President Green explained that Medic 93 is nonprofit and Tower Health pulled them out. Mr. Simpson stated in the meeting, they actually said that they knew then that they wouldn't be able to they'd only be here for a couple months. I'm like then why didn't you tell us that then we put it on a resolution to have you be a backup for our EMS. You knew then that you weren't going to be here long. Why didn't you tell us then? Why did you waste our time why did you waste our effort? I don't want to remind anybody because there's only one person that didn't vote to put them on the Resolution and here we are they're giving up on the city again. Again, they could care less about us. It all comes down to money. Do you remember that Vice President Green? Vice President Green replied yeah. Mr. Simpson said okay, thank you, I just didn't hear any response. Vice President Green stated no we all remember it. You know that at the same time, Mr. Simpson, they made false claims, false statements. They were very specific about the fact that even though the hospital was closing they were a separate entity and that they made their own decision. Mr. Simpson stated it is time for us to start worrying about ourselves and not worrying about all the other volunteer Fire companies that want to provide service to us. We do it on our own. Mrs. Hunt stated it goes back to the conversations we've been having its time to start putting it into motion. My concern is the need of the medical assistance right away. I'm not interested in all this back and forth which way this person voted. Put something in motion so we can protect our citizens. It needs to be a priority at this point.

## Discussion Items

1. Minutes

There was no discussion on minutes at this time.

2. Codes/Issues

Ms. Al Amin stated the reason I asked for codes issues put on the agenda is because I have been receiving a lot of calls from residents in reference to codes issues that we have Ordinances on the books for. Now, council doesn't-- we don't have anything to do with the inner workings of the day-to-day operations of the city but we are the ones that vote on the ordinances and how properties should look, how things should be maintained. And if you drive around our city right now, just code issues: tall grass, trash, overgrown shrubbery, weeds. There are areas that are looking pretty poor and when I get the calls I pass them on. Doesn't seem like some of them are being addressed. And if they're addressed, then they're not being followed up on. I have a personal issue that I've been dealing with every season for three years now: spring, summer, fall. It's grass, weeds, and overgrown shrubbery which has now caused rodent issues. Winter, it's no removal of snow and ice. And other folks that have called me, they're calling me repeatedly now because the issues aren't being addressed. And I only know through a Right to Know that the instant tickets that are being issued, there's no enforcement on them, there's no enforcement on the fines and there's no follow up on it. And I just think because we're the ones that put the Ordinances on the books, as a City we can do better. And there's no reason we have to hold landlords accountable, owner-occupants accountable, because there's issues in both of the areas. Some are rented property, some are owner occupant and we just need to do better because in every ward you can ride around and find these issues and it's not appealing. And I don't know how we can expect people to come in here and buy homes or do different things and we have a lot of projects going on. We need to make sure that our landlords and owner-occupants are maintaining their properties.

Vice President Green stated we do have a couple more people in our Codes office and I truly believe that they are trying to attack and get to the problems. Mr. Logan asked for a list of bullet point of the issues so he can address them. And I know that we did hire a couple of people. We actually need a couple more. But in trying to get caught up, there's a lot of people who had issues. But I think the best way to handle when people are calling regarding Codes issues is I think it's best if they contact Codes. That way it's trackable. And I just think that people we have that discussion both needs to understand that if someone calls and reports an incident we go out. We're not going to that person and saying, "Your neighbor contacted us about your issues." That should not be the conversation. People should be able to contact the codes office, give you the lead, and you go out there and handle it confidentially, addressing the problem. You get there and verify that there's a problem. It doesn't matter who called. You know what I mean? So, I think that that would alleviate the issues because we really need people who call in. That's the bottom line is I'm an elected official. I'm not a gofer. I can call your issue, but if we had an actual incident that is reported, he could've tracked, identified it and then handled it much better. And that way they have a paper trail that they could file. And I think that us as council people we need to make sure that we're encouraging people to do that as opposed to call us. Now, if you call us-- if you called it in and nothing has ever happened-- but the onset it [inaudible] that you complete that paperwork so that the issues can be addressed, they can look at your concern, look at-- we all have concerns. There's not one particular area that-- I tell you folks backed

up for months. Remember during the pandemic, there was no inspections being done for a whole year and we were already behind. So, I just want to take a minute. And so, you could provide him with that information. Ms. Al Amin stated she does plan on providing that, but some of the issues have been ongoing. And so I have emails to show that I did address these issues. And I do always encourage the residents to contact city hall directly. But some of them, unfortunately, refuse to do that. And so, I'm not going to tell them that I'm not going to help them. And some individuals that have called me, they have contacted Codes themselves and not got a resolution, and then they call me. But I am going to type that bullet point up. But I've been sending emails on certain things for three years now. And those issues aren't corrected. Vice President Green stated I'm not asking you to not help anyone. But what I'm saying is that we have-- the reality is that if someone has a complaint, they need to file it. They really do, especially, if it's their property, if they're reporting that they live next door to someone and file a complaint, and they have to understand it's confidential. That information will not be given out. And I'm probably sure that Mr. Dobson is sitting here and the-- that they'll make it clear for everyone in that Codes Office that it's confidential information. Ms. Al Amin stated okay. We'll we're going to have to see that first because they have given the information out. And that's the reason people do not want to call their self. A citation was issued about something I complained about. And my name was written on the citation.

Mr. Logan stated we did have this conversation. And it is an ongoing conversation. And there are no excuses. I mean, the codes department is doing the best they can with what we have. And as has been shared with everyone this evening, we are adding additional staff to the department. But what we're faced with-- I mean, we come into a situation that has been going on for more than 15 years. This community has grown. We have residents, renters, and landlords. And I'll be very honest, some of them do not care about the way their homes look like. They don't care about the trash. They don't care about home ownership. And we have to change that. And the way to do it is actually what Ms. Al Amin has talked about is enforce. We have to get better at enforce. But when we start to enforce, just so everyone knows, we will get criticized for that. So, it's not that we are ignoring any of the issues that are going on in the City. We are trying to address them in a way that there's a balance here. There are some people who are seniors and they can't get out and cut their lawns or trim the weed. So we look at that. We look at all of the issues that come up with renters. Steve and Chip have been working on the process that we're-- been implementing almost over a year now. That includes the SmartGov application that we're going to be using. So all of these things that we've talked about-- and they didn't-- have been on the table for three years, five years, or 10 years, we are addressing. We do not turn a blind eye to the residents, and I can you promise that. And I don't make promises. I know for a fact that our Codes people are trying to address all of the issues in this community. And I know that it's very hard to do. We have a big shift to turnaround. We've made tremendous strides in the last five years. It's Halloween. You're absolutely right. Some mornings when I drive to the City, it looks like a bomb went off in someone's garbage can or dumpster. And it doesn't look pretty. Unfortunately, we can't monitor people 24/7. Because we've shown you pictures of alleys that public works have gone up to clean, and within three days it's back, so like a dumping spot. We see it on Community Lane. We see it on Chestnut. We see it on the train. We see it everywhere. And I mean, short of trying to chase these people down, it's just-- it's a challenge. But moving forward-- and it's why I asked, if you have recommendations, we are all ears. And we're just going to try to get better every day that we face this challenge. Mr.

Logan, it's Ed Simpson. If I could chime in here. I'm going to have to respectfully disagree with you on some of these issues. Because there has been an issue that one of my constituents complained about almost two years ago, was about chickens in the city, which are illegal and you're not allowed to have. So, then I was told, "Oh, well, we made a mistake. We went to the wrong address." Then it was, "Oh, well, they appealed the instant ticketing. And we don't have an appeals board in place," and, "Oh, okay, now we have an appeals board. We're getting it set up." This is going on almost two years, Mr. Logan, two years. There's no excuse for it going on this long. Two years and the chickens are still there. And the constituents are still complaining. Mr. Logan replied you're absolutely right. I don't have an excuse for that. Mr. Simpson said well, then what do we do? We don't need excuses on why. We need action. Actions speak louder than words, Mr. Logan. President Lavender Norris stated well, I would just like to say I agree. We need action. And going from two years, not having anything in place until today, we do now have the Appeals Board to address the instant ticketing issues. Sounds like there's been action. Maybe not as much as [crosstalk]. Excuse me, I waited while you were speaking. We may not have made as much progress as we would have desired, but there is movement. The chickens aren't the only issue in the city. I'm not saying they're the least important, but I am saying they aren't the only one. And there have been ongoing issues for more than two years. Hearing Ms. Al Amin's comment, it was longer than two years with her issue. So, there are a lot of issues on the table that need to be dealt with. We can't do it all at once. But we have to acknowledge and appreciate any movement we make, as opposed to being in a standstill or just going backwards. I have an issue with the instant ticketing itself. Because I feel like you come out, and you give somebody an instant ticket for their grass being two feet high. Is a ticket warranted? Yes. But do you understand the circumstances behind the grass being two feet high? Is there someone there that cannot do it? Do they not have the resources to get someone to do it? Is there another recourse for them, as opposed to adding to their problem with cutting their grass, or what have you, adding a ticket on top of it? We're in a real delicate position here. But pulling down anything that's been built to this point isn't helpful. Ms. Al Amin stated well, with my issue, Councilwoman Lavender Norris, my neighbor has a really good job, bought a quarter of a million-dollar house. President Lavender Norris stated that's personal. And I don't-- Ms. Al Amin said I'm going to say this. The issue over there has gotten so bad that now there's a rodent infestation. And I've talked to them. And he said he wants the grass to seed. Okay. Well, once the grass seeds, it doesn't seed anymore. You either cut it and get the seeds. And there's rodent issues now. So that's a health issue for all of the surrounding neighbors. My neighbor on the other side, I had stuff put down. I said, "You should probably get some stuff put down." Didn't listen. [crosstalk] came back to me and said, "I'm seeing things inside my house." Within a week-- Mr. Simpson asked When do we expect this first Appeals Board to meet and go over the citations that have built up over the last couple of years? If it's in place, when do they intend to meet for their first meeting? Mr. Huston explained the names have been identified, but I have not had positive contact back from all of them to be able to reform the committee for the appeal. Mr. Simpson stated he submitted a name of the third person for the board. Mr. Huston replied that an email was sent to the person asking if he was interested, but has not heard back from him. Mr. Simpson stated he would have the contact him tomorrow. You're saying the Appeals Board isn't in place, then if you don't have three. Vice President Green stated I think that we're penalizing the other residents for our personal treatment for other people's issues. I think that if someone has an issue and we go out and we get a citation, and the citation allows them ten days to correct it. If they get it corrected, they should not pay the cost. We

don't know the circumstances of every issue. And the same way people contact everyone, I've had contact also. People who never had funds before, who had some very strong circumstances that caused their grass to not be cut. And when they went to go cut it, boom, they got an instant ticket. They've been in our home for 40-something years and they've never had a single violation. But they've had a stroke. They're in the hospital. Their relatives couldn't get there because they're grass until that Sunday. Because of our own personal treatment, we need to look at this as the precedence as a whole. We should not penalize people for a few minutes. But we have a process that when they go out and write that citation, the time period is 11 to 20 days for the follow-up. So, if they follow that process and we ensure because now we have more people, that on that 11th day, that quote inspector gets that by June 27. So, 11 days from now, they check that file, that's where that citation list and they go out and they follow up with those people that they know have not complied. They get out there and those things are not done, they cite it. It is going to take effort, but I think that that's the process. Penalizing residents with instant tickets. Now, we already know volunteering is harder. I believe that we should go back to citations. Now we have the people, and we can effectively do a better job of following up. We should not penalize everyone right and I think that if we put the processes in place, no MyGov can't track these citations. We have a process that when they go out and write that citation the time period is 11 to 20 days for the follow-up that register. If they follow that process. On the 11th day that Codes Inspector gets that file, and say today is June 27 so 11 days from now, they check that file and that's where that citation went and they go out and they follow up with those people that they wrote the citations. If they get out there and those things are not done they cite them. I think that that's the process you know penalizing residents with instant tickets now. We already know volunteerism is hard. I believe that we should go back to our citations. Now we have the people and we can effectively do a better job following up. Mr. Simpson stated well particularly if we don't have an Appeals Board in place, I don't know why we stay with the instant ticket. I think we should have gone back to the citations until we can't get an appeals board in place. Vice President Green stated I don't know why we changed it. Mr. Simpson agreed. President Lavender Norris stated I think we should consider going back to citation. If you don't feel good about going back to citation then warn them, send the constituent a warning letter and we'll be back in 10 days. If it isn't taken care of we will issue an instant ticket. Mr. Simpson stated that's what we should have been doing. President Lavender Norris stated well that maybe that's what we should have been doing but it isn't what we were and we're not. We already know there's a problem so let's look for solutions. Vice President Green announced we have Chief Dobson here and he hears what's going on. You understand the aggressiveness and the importance of what has to happen in that office. Again, but our residents should be our biggest concern and priorities that we're doing it right away. We have some issues that need to get done and we should not penalize everybody.

Mrs Hunt asked what is the process to go back to the citation what would it take to go back to the citation and do away with the instant ticket? Is that something we can look into? Mr. Jefferson explain Instant Ticket is in numerous places throughout Coatesville's code it is in the ordinances. It would take several ordinance amendments to abolish Instant Tickets. If I am understanding the thought process. Vice President Green asked Rob are these Ordinance up to date because I don't recall that being an up to date Ordinance because we weren't using instant ticket up until here recently. Mr. Logan stated that to Robs point, that Instant Tickets is throughout the Ordinance, I think it's a matter of enforcing it. Vice President Green asked

if we need to change the Ordinance. According to the Third-Class City Code, and the State, we have that option of doing either. Mr. Jefferson explained that so you're this the City of Coatesville is a Home Rule Charter, you are technically a Third-Class City by general understanding. But the city's governed by its Home Rule Charter so you're technically out of the Third-Class City Code. I'm just looking at the Property Maintenance Code and that's where at least in this reference there's the alternate citation process. Vice President Green stated what I am saying is according to the Third Class there's options. We just shared that and made that a part of our Charter so we could change that. Mr. Jefferson explained that you can always change your code, yes you can always change. Mr. Simpson asked when we decided to go to instant ticket can that information be forwarded to us in an email? When we decided to do that? Ms. Al Amin stated it was towards the end of last year. They decided to go back to the instant tickets because it was instant tickets at one time. We went back to the citations and with citations, the citation would be issued, the individual would have 10 days to rectify it, if they rectified it then nothing would be sent to District Court, if they didn't rectify it then it would go over to District Court and then fined. The file would be a fine plus court cost. It could be a hundred and something. The instant ticket for the first offense is \$25; if they don't rectify it in 10 days and Codes goes out again then the next ticket is \$50; they have another 10 days to rectify it, if they don't rectify it then and Codes goes out again it's goes up to \$75. But through a Right to Know I put in, the majority of those are not being paid anyway and there's no enforcement on the follow-up. Mr. Simpson asked so when so again if i could ask when did we vote to go to instant ticking. Vice President Green stated we did not vote. Ms. Al Amin asked wasn't it an wasn't it an administrative decision to go back to instant tickets? I did talk about the instant tickets because the fine was less than going to the MDJ. I did discuss the instant tickets many times but my question was when did we vote on it or did administration implement it? President Lavender Norris asked if a vote was necessary or required. Mrs. Hunt stated I don't think it was. Mr. Jefferson explained the Instant Ticket is currently within the Code under certain chapters. Again, I'm going to just reference property maintenance. I'm looking at it. It is already there to the extent that there's a Property Maintenance Code. Instant Ticket is permissible underneath the code. There are other places where else instant ticket is located. I don't when many of the Codes that the city's adopted but it's there. I don't know when any decision was made but I can tell you that at least in the Property Maintenance Code, Instant Ticket is there. Vice President Green stated I think we started issuing Instant Tickets again in January. Mr. Simpson stated that's not true, because the chicken Instant Ticket was issued almost two years ago. Codes has not been filing up with the citations. When the instant ticket was issued for the chicken violation, a year went by, I ascertained what was the status of it and I was told that they appealed it and since we don't have an instant ticket appeals board almost another year has gone by. Mrs. Hunt stated Covid slowed things down. Mr. Logan suggested a workshop to discuss the ticketing process. Mr. Simpson stated Yardbirds must go.

3. Chester County Dept. Of Community Development – CDBG Grant Submission

Mr. Logan announced the by July 29, 2022, the City of Coatesville will be submitting an application. The award is not until 2023.

4. Peddlers License Application

I think we need to revisit that and maybe come up with something because right now when you look at this application we're asking for things and aside from the got the background checks. We ask for the Drivers License. I think that is important to have but you know one

of those said the application is very cumbersome for one day. We're going to be turning people away. Everyone for Unity Day, Grand Prix, they are all subject to this form and it makes it very difficult. Vice President Green stated it is unfortunate but they need to commit to a background check. You don't want a pedophile in our parks. They need to adhere to the application requirements. I think we have the responsibility to make sure the attendees are safe. It may be cumbersome, but we are giving them a license to be in our parks and sell. Chief explained the primary point of the application would be the criminal history check which is run in the clean/NCIC to make sure they do not have a prohibitive criminal background.

### **Citizens Hearings – Regular Action Items Only (3 Minutes)**

There were no citizens hearings on regular action items only. There were no action items to discuss.

### **Regular Action Items**

There were no action items at this time.

### **Reports**

#### **1. Solicitor**

Mr. Jefferson announced he provided a more detailed attorney-client privilege report to counsel. Since counsel's last meeting he provided and continued to provide legal advice to the city regarding land development matters; attended the planning commission meeting where 379 and 383 Valley Road was discussed; communicated with outside counsel regarding certain litigation matters; the office has worked on certain right to know matters; reviewed and provided an opinion regarding a leasing matter; and most recently this past Friday, attended a meeting with the Trina Solar representatives.

#### **2. City Manager**

Mr. Logan announced the first item is a reference to 382 realignment. Many of you have suffered a couple of years of that construction or mass construction not being completed or the construction existing in your city. We are pretty much completed with the road itself. Right now, we're doing signal testing, but everything else looks pretty much completed. We have one section, sidewalk area, that needs to be completed, but the areas are not signed off on that. But for all intent, purpose, the driving portion of the 30 & 82 is open and if you haven't gone through the intersection, please do so. It's a nice little ride. There are a number of people that were involved in this over the years. I will say, PennDOT, Cedarville, MECO, all the folks that were involved in this, we finally got it done, but we had some hiccups along the way. We have some change orders, but kind of part of the construction, but this went a lot longer than we anticipated, but it is done now. We are able to get through the city in an easier, functional way. Thank you to all those folks that-- part of this. In addition to some of the downtown activity, we are looking to have three restaurants, an excellent restaurant opens in the downtown area. We have a old bank-- the old bank building, I should say. Plans are coming along with the sale process, and the owner plans to renovate the building into a restaurant, and we anticipate that opening. So again, we're looking at three restaurants happening, a bistro on Lincoln, Milanese is working on a project on 132 East Lincoln Highway and we are very excited about that. On the Flats development group, our investor group continues to move forward through their due diligence. We are constantly in talks and appraised of what's going on. There's a lot of activity that's going on

with the group. They are in talks with new tenants, including the Boys and Girls Club. And they already secured a business, Physical Therapists Called Elite. Good things are happening to the flats group. We've obtained a welcome and engaged with new investors thanks to Sue Springsteen, thank you introducing us to an investor that came into the city last week. We went on tour with him, came back to an email on Friday. Him and his company, they're very interested in the two parks in the City of Coatesville and we forwarded some information about the parks. So very excited about that and thank you again, Susan, for that introduction.

The city is planning to host in the fall its first economic summit. One of the reasons why this is Important because it's full of activity. Rich and I, we sit down along with Chip and we do a lot of number crunching, we do a lot of projections. And we're coming into our own in terms of the economic impact that we have in this region and the idea was presented to me by someone in economical space to consider having a summit. That summit will feature local investors. The entrepreneurs have been working with town university developers and nonprofits, and the thrust of the whole summit would be how we all are working together to change the City. And we'll be talking about the benefits and the impact, as well as what's the next iteration of chapters. This is something that, again, that's very in the early stages. I hope you will grant Rich for personal-- from data in reference to the economic landscape of Coatesville, but we think it will be important to chat about. On Tuesday, tomorrow at 1 PM, there will be a ribbon cutting for nth Solutions. All right. In addition, Unity Day is two weeks away, July 9 at Gateway Park. And we're very excited about that. There's a lot of events that are happening-- happened are on our website. Our calendar is full of activities in the community. Please get an opportunity to look and check it out.

3. Assistant City Manager

Mr. Huston wished everyone a good evening and thank you Madame President. I'll start where usually do with a short Covid report. This past two weeks has seen a drop in reported cases moving Chester County into the Low Risk category. Whatever we are doing please continue.

The Record Kitchen being planned for opening this summer at 204 East Lincoln is now hiring for staff. The hiring event is planned for Friday, July 8th 12pm until 5pm and Saturday, July 9th from 10am until 3pm in the lobby at the Midway Arts building on Chestnut Street.

We are three weeks into the new trash cycle and while going pretty well there are some hiccups popping up. We are working with Eagle to close of the gaps but also I know that residents are still getting used to it as well. If there are any problems please call Eagle Disposal to give them a heads up. They are in town now five days a week and should be able to get to you. You may also call City Hall and let us know so we can track how things are going.

4. Finance Department

Mr. Troutman wished everyone a good evening. What I'm going to refer to is the traditional social square document that you have in your packages and the results through May 31<sup>st</sup>. The big picture good news is the funds are ahead of budget for the Real Estate transfers and earnings and you've heard me talk about it, and I talked about the economic activities that

have been so good in the city. Well, you have those good economic activities in real estate transfer and earned income. So, from a practical standpoint, we're running about twice as many properties selling a month as a year ago. And with that, we're also seeing a higher dollar value on the properties. And so last year, we might have one or two properties here and there \$300,000 price point. I'm not the real estate expert, but yes, averages, they're going up. And for example, in the real estate transfers, some of these numbers are amazing. Compared to last year, through five months, we're 66% ahead. And it's not a few thousand dollars. We're talking about over \$160,000 more than last year. We have already hit the 2022 budget. Let me give you-- just to put it in context, it's roughly equivalent, through five months, of over \$30 million worth of market sale. If you reverse it backwards, there's about \$30 million worth of property to transfer hands in the first five months. So again, we've already hit the budget. And we will be stockpiling the money. So yeah, it's wild. So then the other point I would make is we have your income tax, and that actually is our largest component of how the city funds its programs and expenses. And in that case, we're 15.7% ahead of last year. That's a big deal. We're talking about where it comes from. And A, it's a big number. And B, it comes from individual wages. So, people are working, and they're getting paid more. It's a combination. So, all these hiring events are helpful. And that was a strategic decision to invest time and effort. Largely Mr. Logan pushed to do those things. And so now, we've heard of another one, and we're going to hear more businesses coming online. So, it's all helping. And so, to that extent, those are the two big ones that we can do some things to help, but they're really being driven by the general overall economy. And we shouldn't kid ourselves that we can help control that and squeeze funds or invest here or there. The best thing we can do is just make it a conducive place to live and work and then rely on the economy to help. So those are the two points. Real estate taxes are still being collected ahead of pace by both budget and ahead of last year. And the cool thing is that residents, owners have saved money because they're not going to pay the 10% penalty because they have paid early or on time. There are savings being generated that are being kept in their households and in their businesses. So that's also a cool thing. And so that's the relative side on some of the neat things that are happening. The expenses are under control. They're paid fine with where they're at. And so, the combination \$334,000 positive surplus require and now we're going to-- now here's where the presidency comes in, and I have to balance everything out, but the positives and the not so positives. Mr. Logan alluded to it, with the flats, there was some good things happening around. But based on activities that happened last Monday with the RDA and the Flats. It looks like the flats could possibly be sold next year. So, that's going to be something that we, as a city, budget it for that to happen [inaudible]. So, we have to keep working with our RDA to determine how that might be structured. They have to get back to is regarding the next steps. But that's \$600,000 in our money. We need restocking to most likely cover that off. And the way we're going, it would seem that if the economy keeps cooperating, we will be able to cover that off. I'm not panicking. I'm just communicating one of the higher risks that are in a budget. We are just going to keep monitoring that cost. And it's great to hear about the restaurants and those types of things happening, but the bigger pieces that we're projecting the budget are being pushed back also from a development standpoint. So those also we'll have to keep on track. So that's basically where we're at this point.

Mr. Logan stated Rich, before you go, so as Rich mentioned, the flats. But in addition to that, Rich also looks at - I know he does - what's happening with our economy right now. Interest rates are going up. They're going to go up again next month. We are working with 2<sup>nd</sup>

Century Alliance, with the MCDC and the First Time Home Buyers where they host the program. They weren't in the situation. People are out working. He was helping them continue to help them get their credit scores up so they can move from renters to homeownership. One of the things we have to look at is, the City itself, as we continue to grow. Our residents are out working. They're getting jobs, high-paying jobs, but they have to just-- we're going to have to weather this storm. It's going to get rocky. Probably third, fourth quarter indicators show that they don't see a turnaround until sometime next year. But if the city itself continues to move in a positive working with investors. We are not stockpiling it in a sense of just keeping it and not using it. It is allocated.

### **Citizens Hearings Non-Agenda Items Only (3 Minutes)**

There were no citizens hearings on non-agenda items.

Ms. Allen made a motion to close citizens hearings on non-agenda items only; Mr. Folks seconded the motion. Motion passed 7-0.

### **Special Events**

There were no special events at this time.

### **Council Comments**

Mr. Simpson thanked everyone for coming. I got a few of them tonight. I'll just start here. That when in the course of human events, it becomes necessary for one people to dissolve the political bands which have connected them with another and to assume among the powers of the Earth the separate and equal station to which the laws of nature and of nature's God entitles that. A decent respect to the opinions of mankind requires that they should declare the causes which impel them to the separation. That's the first chapter of The Declaration of Independence. I'm going to end with that tonight. I'm going to give you another chapter to next meeting. We need to get back to our roots. Thank you, everybody, for coming out.

Mr. Folks wished everyone a good night.

Ms. Allen said thank you very much and have a good night.

Mrs. Hunt said she cannot stop thinking about the medical assistance. We need to make this a priority and put something in motion right away for the health of the citizens.

Ms. Al Amin wished everyone a good evening. I just want to thank everybody for coming out. We have some really exciting things coming to our city, but I hope us as a council and the administration can work together to where we can better serve the people. I know there's always a set of circumstances, and we have to look at that. But I also feel that Coatesville is as warranted as any place else in Chester County. And you can't go anyplace else in Chester County and get the same appearance of properties not being intended to that we have here in Coatesville. Have a good night, everybody.

Vice President Green thanked everyone for coming out. Chief, I have one thing for you I don't know. I've been getting a lot of calls about the parking on Olive Street. It makes it very difficult to see before you coming down. I don't know if that's something that we looked into before that maybe we have no parking on the corner, because you know people are parking SUVs and when you're

coming too honestly for getting that full block of going over it you have to pull out pretty far to be able to see if the car is coming down. There have been so many almost accidents because they're parking right on the corner. Chief stated we will follow up on that we'll make sure our corners are marked. Public Works will assist us in painting those corners if necessary. We also onboarded our new parking enforcement officer today, hopefully we get her up to speed over the next week or two but we'll make sure we hit those areas. Vice President Green said thank you.

Mrs. Hunt thanked everyone for coming out. Do you know if OIC still has an agreement with the Church for parking? Can we look into that and make sure they're doing that because on Fifth Avenue, there is literally no parking for anyone? Literally, by 7:30 in the morning there is no parking. The other day there was not even parking available at the library, they thought there was a funeral using the parking. Can someone call regarding the parking. Thank you.

President Lavender Norris thanked everyone for attending the meeting. I'm sitting here listening and I missed a lot of everything that was said. I don't know, I think we need to adjust our mics. Mrs. Hunt was just speaking and I didn't hear anything she said. I'm not complaining, I'm just informing so we'll be aware moving forward. It's been a wonderful evening. We stay later tonight without an action item than we do when we have six or seven of them. However, that too will be cleared up I'm sure. It's been a blessing. Councilwoman Green, thank you so much for running the meeting. And to my colleagues, thank you all also. It's just another example of we all need one another and working together, we can get the job done. To all our constituents, all of our constituents, God bless you. Thank you. And please have a good night along with our staff, our administration. You've been good and I thank you for it. Everybody have a blessed evening. The month of June has been a wonderful celebratory month and it's another example of community. Thank you so much for that. Everybody, just enjoy the City of Coatesville. Thank you again.

### **Adjournment**

Ms. Allen made a motion to adjourn the meeting; Mr. Folks seconded the motion. Motion passed 7-0.

This meeting was conducted live and on zoom.